

MONO COUNTY PLANNING COMMISSION

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AGENDA THURSDAY, MARCH 11, 2004 - 10 A.M. SUPERVISORS CHAMBERS, COUNTY COURTHOUSE, BRIDGEPORT

***TENTATIVE START TIMES** (see note below)

1. **CALL TO ORDER**
2. **PUBLIC COMMENT:** Citizens may address the Planning Commission on relevant matters not scheduled on the agenda.
3. **MEETING MINUTES:** Review and approve minutes of Feb. 12, 2004.
4. **CONSENT AGENDA:** No items.

5. **PUBLIC HEARINGS:**

10:15 A.M.*

THIRD EXTENSION TENTATIVE TRACT MAP 37-48/Camire. The proposed project would divide 6.38 acres (APN 60-340-20) into 11 single-family-residential lots with an average parcel size of 16,988 sq. ft. The project is located at the east end of Pearson Road, adjacent to the Rocking R subdivision in the community of Hilton Creek. The zoning is Single-Family Residential with a 15,000-sq. ft. minimum lot size. In accordance with Section 15183 of the CEQA Guidelines, a prior Environmental Impact Report is being used for a project consistent with the General Plan and land use designation. Staff: Keith Hartstrom

10:45 A.M.*

GENERAL PLAN AMENDMENT 03-01/Jenkins. The Amendment proposes a change to APN 08-190-08 and -09 from the current Estate Residential (ER) to Industrial Park (IP) to allow for light industrial uses.

USE PERMIT 32-04-01/Jenkins. The Use Permit would allow development of a 50' x 200' metal building in two phases with multiple bays for internal industrial and warehouse/storage uses. The property, APN 08-190-08 and -09, is located in Bridgeport at the southeast corner of U.S. 395 and Jack Sawyer Road. Staff: Keith Hartstrom

11:30 P.M.*

PARCEL MAP 37-172/Steel. – RECOMMENDED CONTINUANCE TO APRIL 8, 2004 –

The proposed project would divide APN 64-100-18, totaling 13.5 acres, into five lots. The property is located in the community of Wheeler Crest on the west side of Valley View Road, between Rimrock Drive and Wilson Road. The property is designated Estate Residential (ER 2) with a two-acre minimum lot size in the General Plan. In accordance with Section 15183 of the CEQA Guidelines, a prior Environmental Impact Report is being used for a project consistent with the General Plan and land use designation. Staff: Keith Hartstrom

6. **WORKSHOPS:** None

More on back...

DISTRICT #1
COMMISSIONER
Rick Kattelmann

DISTRICT #2
COMMISSIONER
Steve Shipley

DISTRICT #3
COMMISSIONER
Bill Waite

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Sally Miller

7. **REPORTS**

- A. DIRECTOR
- B. PLANNING COMMISSIONERS

8. **INFORMATIONAL:** Kiewit Pacific Co.'s letters to Compliance Division

9. **ADJOURN**

***NOTE: Start times are only tentative. Although the Planning Commission generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation; however, the only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.**

PLEASE NOTE:

- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or prior to or at the hearing may file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.